110 Old Road, Clacton On Sea, Essex, CO15 3AA
01255 475444 clacton@sheens.co.uk sheens.co.uk

Sheen's
The *Action* Agents

Ospreys
Great Clacton, CO15 4JA

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW situated in the popular Birds estate in Great Clacton. The property is located within 0.4 miles of local amenities with Clacton-on-Sea's town centre, seafront and mainline railway station being under 1 mile away. An internal inspection is highly recommended to appreciate the accommodation on offer.

- Two Bedrooms
- 14' x 13'3 Lounge
- 14'6 x 8'9 Kitchen
- 22'10 x 7'5 Conservatory
- Bathroom
- Gas Central Heating (n/t)
- Approximately 30' Rear Garden
- Garage & Off Street Parking
- Council Tax Band B
- EPC Rating D

Price £230,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

ENTRANCE HALL

Airing cupboard housing wall mounted gas combination boiler (not tested). Loft access. Radiator. Door to:

LOUNGE

14'0 x 13'3

Radiator. Double glazed window to front.

KITCHEN

14'6 x 8'9

Fitted kitchen suite comprising: Laminated rolled edge work surfaces with inset single drainer ceramic sink unit with stainless steel mixer tap. Inset four ring gas hob with extractor hood above (not tested). Integrated double oven. Integrated fridge and freezer. Space and plumbing for washing machine. Selection of matching wall units with cupboards and drawers both eye and floor level. Integrated dishwasher. Tiled splash backs. Open access to:

CONSERVATORY

22'10 x 7'5

Radiator. Double glazed windows to side and rear. UPVC double glazed door leading onto the rear garden.

BEDROOM ONE

13'11 x 9'9

Radiator. Double glazed window to rear.

BEDROOM TWO

11'6 x 9'10

Radiator. Double glazed window to rear.

BATHROOM

Three piece white suite comprising: Low level W.C. Pedestal hand wash sink basin. Panelled bath with a wall mounted electric shower and shower head attachment above (not tested). Fully tiled. Radiator. Double glazed window to front.

OUTSIDE FRONT

Hard standing area which provides off street parking for multiple vehicles. Side pedestrian access leading to the outside rear. Access to:

GARAGE

Up and over door.

OUTSIDE REAR

Patio paved area with remainder being laid to lawn. Enclosed by panel fencing. Wooden storage shed. Green house. Side pedestrian access leading to the outside front.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council
Council Tax Band: B
Payable 2026/2027 £1731.31 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: No

BA 09/26

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

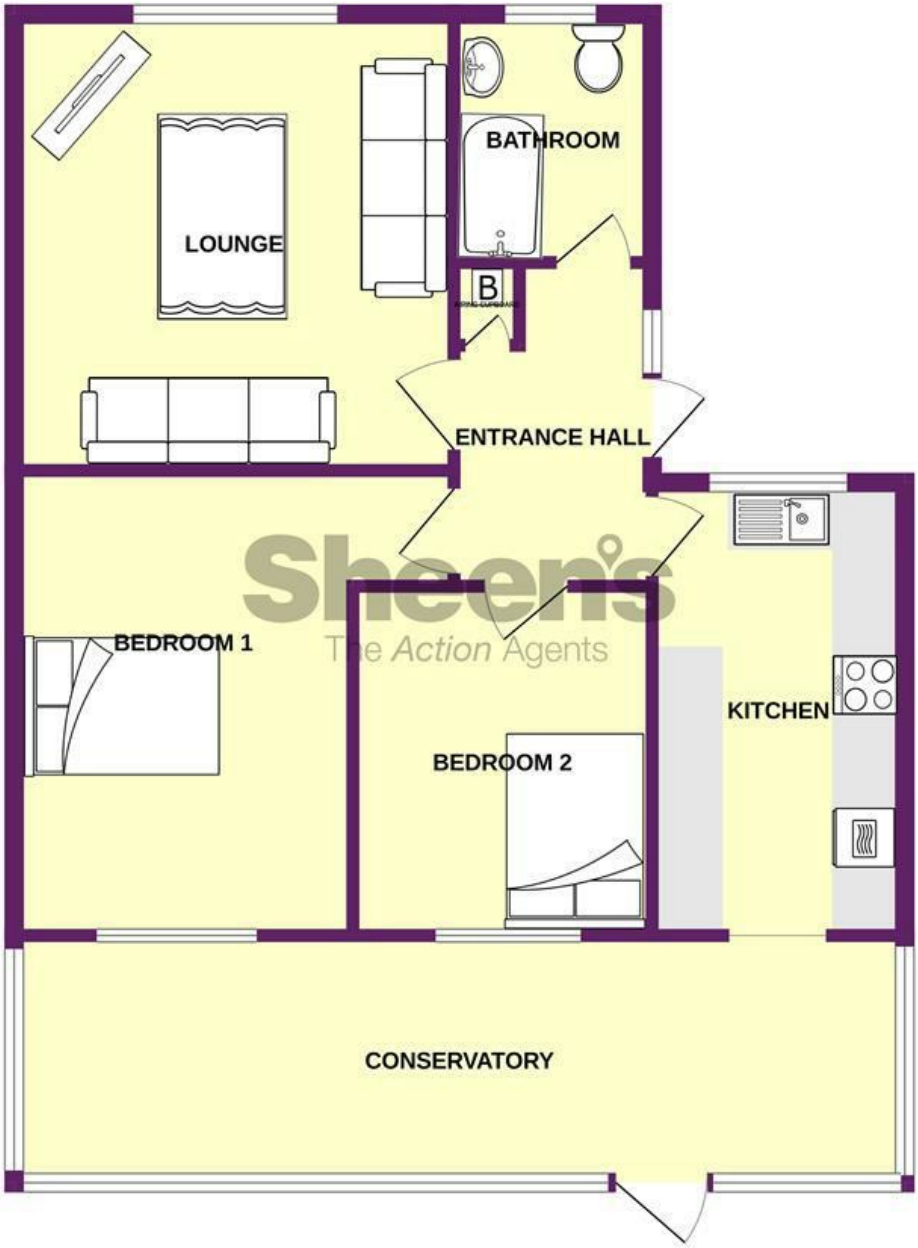
Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling properties... not promises

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G & S Sheen Ltd trading as Sheen's | Registration No: 4506883